

SECTION II: EXISTING CONDITIONS

EXISTING CONDITIONS IN THE STUDY AREA

The study area consists of the architectural resources along N. Market Street. There are no known archaeological resources. The buildings within the purview of the current study includes those fronting on N. Market Street from MLK Boulevard north to 15th Street. (See Figures 2A-D). The study area for archaeology consists of the street, curbs and sidewalks up to the front of the buildings facing onto N. Market Street.

The study area was divided into four survey areas:

Area A: MLK Boulevard north to 5th Street (100 - 400 blocks) (Figure 2A). Falls within the Lower Market Street Historic District (100 - 300 blocks) and the District's Extension (400 block) (NR). Also falls within the Lower Market Street City Historic District (100-300 blocks) and the Market Street Mall City Historic District (400-900 blocks).

Area B: 5th Street north to 7th Street (500 and 600 blocks) (Figure 2B). Part of the survey area for the Historic Resources of Market Street Multiple Resource Area (MRA). Includes Old Town Hall Commercial Historic District (500 block) (NR) and the Market Street Mall City Historic District (400-900 blocks).

Area C: 7th Street north to 9th Street (700 and 800 blocks) (Figure 2B). Part of the survey area for the Historic Resources of Market Street Multiple Resource Area. Includes the Market Street Mall City Historic District (400-900 blocks).

Area D: 11th Street north to 15th Street (1100, 1200, 1300 and 1400 blocks) (Figures 2C and 2D). The east side of the 1100 block lies within the boundary of the Rodney Square Historic District.

The boundary of the National Register eligible Rodney Square Historic District includes the buildings along N. Market Street from 9th to 11th streets (900 and 1000 blocks).

Area A. N. Market Street from MLK Boulevard to 5th Street (100 - 400 blocks)

The 100 - 400 blocks of N. Market Street fall within the Lower Market Street National Register HD (see Figure 2A). All of the extant buildings along N. Market Street within Area A are contributing buildings to the Lower Market Street Historic District (100 - 300 blocks) and its Extension (400 block). The historic district also includes buildings on the 100 - 400 blocks of Shipley Street, the 200 - 400 blocks of King Street, and the 0 blocks of 2nd, 3rd, and 4th Streets. A number of buildings in the southern end of this historic district were demolished for the construction of MLK Boulevard in the 1980s. The remaining buildings along the east side of the 100 block of N. Market Street (100 E block) were demolished by 1994. A grassy lot occupies the 100 E block, with remaining buildings facing on to 2nd Street near King Street. The boundaries of the Lower Market Street City Historic District (100-300 blocks) and the Market Street Mall City Historic District (400-900 blocks) includes this area. These locally designated historic districts are historic overlay zoning districts and any activities affecting buildings,

archaeology or landscaping within the boundaries are subject to review by the City of Wilmington's Design Review and Preservation Commission.

Streetscape

Street surfaces in the 100 - 400 blocks of N. Market Street are paved primarily with black asphalt. The sidewalks along MLK Boulevard at the south end of the project area are concrete slabs. Red brick pavers are between the sidewalk and the curb. Street lamps in this brick-paved area are antique reproductions: single or double, black metal acorn fixtures atop a black metal, fluted pole. The sidewalks along the 100 E, 100 W, and 200 W blocks are concrete, and the street lamps are modern: single aluminum fixtures on a gooseneck arm with a smooth, aluminum pole. Trees do not appear on the 100 or 200 blocks.

Near the middle of the 200 E block, the streetscape style changes from concrete slab sidewalks to red brick-paved sidewalks interspersed with concrete bands. There are concrete slabs between the sidewalk and the curb, and between the sidewalk and the buildings. Street lamps on the 200 E block are single, glass acorn fixtures atop a black metal, fluted pole. This streetscape pattern continues into the 300 E and W blocks, although the street lamps feature black metal acorn fixtures (Figure 3). The 300 block also lacks trees.

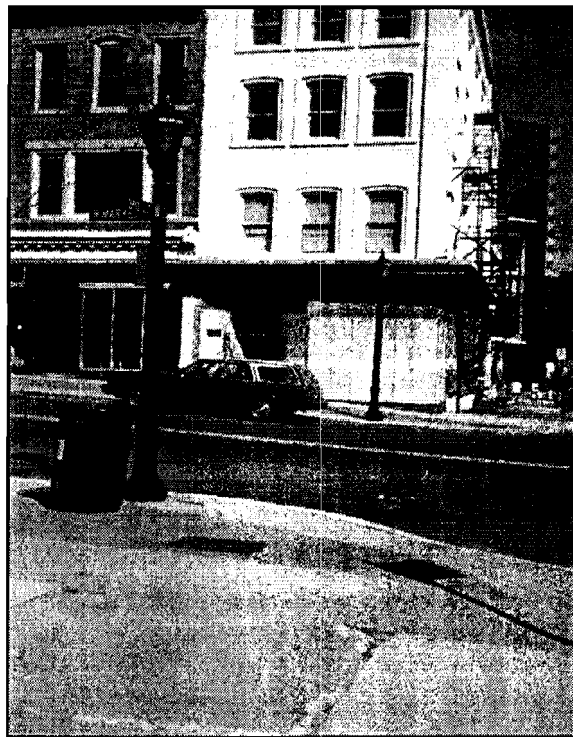


Figure 3: Existing Streetscape in the 300 E and W blocks of N. Market Street, Facing ENE

The 400 E and W blocks feature two modern styles of street lamps (Figure 4). One style has single aluminum fixtures on a gooseneck arm over a smooth, aluminum pole. The second style has double, box-shaped metal and glass fixtures on a black metal, square post. Sidewalks in the 400 block are red concrete pavers with tan concrete pavers between the sidewalk and the curb. Concrete slabs occupy the space between the sidewalks and the buildings. Street trees are

planted in the typical fashion sporadically along the 400 block. The 400 E block contains a green and white metal, oval-shaped pay telephone facility on an oval-shaped concrete base set into the concrete pavers.



Figure 4: Existing Streetscape in the 400 E block of N. Market Street, Facing NE

Architectural Overview

100 Block

Buildings on the southern half of the 100 block were demolished in the late 20th century for construction of MLK Boulevard.

100 Block, West Side of N. Market Street :

The current 100 W block is occupied by a row of five masonry commercial buildings ranging in date from the mid- to late 19th century (117, 119, 121, 123, 125 N. Market). The building formerly on the south end of the row, at 115 N. Market, has been demolished. The site is now a vacant lot that is used for parking and a driveway. The three mid-19th century buildings in the center of the block (119, 121, 123) are three-story, brick buildings laid in Flemish bond. One of the building has a gabled roof and dormer. These three buildings are currently vacant. The buildings at each end of the row are taller, late-19th century brick buildings with decorative cornices and flat roofs (117, 125 N. Market). Although the first story of each of the buildings in this row have been altered for later commercial use, they preserve their upper stories and roof treatments (Athan 1979; Description and Inventory; Parsons site visit 2002).

100 Block, East Side of N. Market Street

The current 100 E block of N. Market Street was originally a complete commercial row, the southern half of which was demolished for the construction of MLK Blvd. westbound and a parking lot. The buildings on the northern half of the block were recently demolished as well, and the lots are now vacant.

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200 Block

The 200 block contains buildings from a broad range of periods, beginning in the late 18th century and continuing into the 20th century. Most of these buildings have been altered at street level for commercial purposes. The late 18th- and early 19th century buildings are smaller in size and retain their gabled roofs and pedimented dormers, while the larger, late-19th century commercial buildings are flat-roofed with decorative cornices, and extend back to N. Shipley and N. King streets. (Athan 1979: Description and Inventory).

200 Block, West Side of N. Market Street:

Continuing north on N. Market Street, the 200 W block begins with the former Wilmington and Brandywine Bank, a substantial, Queen Anne-style brick building with brownstone trim. The remainder of the west side of the block consists of a long, continuous row of attached mid- to late-19th century brick, commercial buildings. The entire west side of the block is presently vacant and is undergoing extensive renovation for the Ships Tavern Area, a residential and retail leasing redevelopment. Many of the storefronts, some of the windows and most of the interiors have been removed in preparation for the renovation work. 6 W. 3rd Street is a contributing building to the Lower Market Street Historic District and is described as a "late 19th century, 4-story brick commercial building; vacant/deteriorating; 1st and 2nd stories altered for commercial use c. 1950" (Hawk 1984: Inventory). Sanborn Fire Insurance Maps from 1901 and 1927 indicate that the building at 6 W. 3rd Street was originally a 3-story commercial building which was enlarged with a fourth story addition by 1927. Physical evidence, including the differentiation in brick type, the use of Flemish bond at the first through third stories and 6-course American bond at the fourth story, and slight differences at the third and fourth story window openings, supports this assessment. 8-10 W. 3rd Street, a contributing resource to the Lower Market Street Historic District, is described in the inventory as a "mid-19th century, 4-story brick structure; Flemish bond faced, corbelled-brick cornice; 1st story altered for modern use" (Hawk 1984: Inventory). It has housed a number of businesses, including a hardware, iron, steel, paints and oils store, a blacksmith and wheelwright supplier, and a furniture warehouse.

200 Block, East Side of N. Market Street:

All of the buildings extant on the 200 E block are currently occupied. The buildings formerly located at 200-202 N. Market were demolished in the mid-1990s. These lots are presently vacant and are used for parking. Near the center of the block, the notable late-19th century, Victorian era commercial building at 212 N. Market Street (Cooper's Furniture) has a cast-iron façade made by Royer Brothers of Philadelphia. Towards the north end of the block, the site of the former Art Deco-style Rialto Theater is now a vacant grass lot (220 N. Market). On the north end of the block, the former site of the "Sign of the Ship," a plaque on the side of the heavily altered building at 228-230 N. Market Street, commemorates a tavern famous during the 18th century. Officers of the Continental Army were lodged here and Washington, Lafayette, Aaron Burr and Commodore Perry were also among the Tavern's distinguished guests (Athan 1979: Description and Inventory).

300 Block

A number of buildings in the 300 block have been demolished and many of the present buildings are vacant. The block is primarily occupied by three-story, brick commercial or residential buildings dating to the 18th, 19th, and 20th centuries.

300 Block, West Side of N. Market Street:

The 300 W block begins on the northwest corner of 3rd and N. Market streets with the brick and limestone, Neoclassical Revival-style Old Farmers Bank (c. 1912) (301 N. Market). To the north, 305 N. Market (vacant and boarded) is a late-19th century Queen Anne-style building with octagonal bays on the second and third stories. The adjacent building (307 N. Market) is a heavily altered mid-19th century commercial/residential building (vacant in preparation for renovation). The three buildings formerly located at 309, 311, and 313-315 N. Market Street have been demolished and their sites are now vacant grass lots. The three-story, 18th century brick residence on the southwest corner of 4th and N. Market streets (317-319 N. Market) has 19th and 20th century modifications for commercial use (Athan 1979; Parsons site visit 2002).

300 Block, East Side of N. Market Street:

The 300 E block contains three- and four-story, late 19th century, commercial buildings with decorative cornices. Most are brick, although one is faced with serpentine stone and a second with stucco. All of the storefronts have been altered for commercial purposes. All but one of the buildings on this side of the block are presently vacant. The 20th century brick commercial building at the north end of the block (318 N. Market St.) is currently being used as a church (Athan 1979; Parsons site visit 2002).

400 Block

The buildings in the 400 block of N. Market Street date from the same period of development as those in the 100, 200, and 300 blocks, and constitute the major portion of the extension of the Lower Market Street Historic District (NR). By the fourth quarter of the 19th century, the busiest intersection in the city was at 4th and Market streets, and the business center was generally considered to be the intersection of 5th and Market streets. Most of the important commercial buildings of that era were built in this area, replacing the earlier residential buildings. Included in the district are examples of the Federal, Italianate, Second Empire, and Queen Anne styles, as well as some examples of early 20th century façade treatments. Some of the best examples of these styles in the district are represented in the buildings along Market Street (Hawk 1984a). The majority of the buildings in the 400 block have altered storefronts, but like the rest of the buildings in the district, their upper stories still retain their architectural integrity.

400 Block, West Side of N. Market Street:

Beginning on the northwest corner of 4th and Market streets (401 N. Market) there is a three-story brick, Second Empire-style building built in 1885 that features a square tower with a pyramidal roof on its southeast corner. The two adjacent commercial buildings to the north (403 and 405 N. Market) are also brick, Second Empire-style buildings (currently unoccupied). Next door to the north at 407-409 N. Market is a fenced vacant grass lot. Three late-19th century Second Empire-and Italianate commercial buildings (411, 413, 415 N. Market) occupy the center of the block (Hawk 1984a; Parsons site visit 2002). The existing Federal-era building at 417 N. Market is probably the oldest building on the block and was originally built as mixed-use commercial/residential buildings where the commercial building was also the residence of the proprietor, Joshua Way. The interior of the building at 417 N. Market is presently joined with

419 N. Market Street, a three-story commercial building built between 1876 and 1884 (Hawk 1984a).

The two buildings at the north end of the block are four-story, late-19th century, brick commercial buildings (421 and 423 N. Market). In 1941, the original façade of 421 N. Market was replaced with the present commercial-style façade (currently vacant). There are several examples of the Second Empire style in the district, including the Baynard Building (1882) at 423 N. Market Street. It was built for Samuel Baynard who was a proprietor and prominent land developer and civic leader (Hawk 1984a).

400 Block, East Side of N. Market Street:

The Queen Anne influence is reflected in the large proportion of buildings on the 400 E block with octagonal bays. The best example of the Queen Anne style is 400 N. Market Street, a three-story building with a turret over the corner entrance. The building was built by R. R. Robinson Company, a private banking firm (Hawk 1984a). The building is presently vacant (Parsons site visit 2002).

The majority of the buildings in the district are three-story Italianate commercial buildings built in the last half of the 19th century, including the two buildings near the south end of the block, 402 and 404 N. Market Street. A three-story, single-bay, Beaux-Arts commercial building dating from ca. 1893 is situated at 406 N. Market Street and the storefront is partially boarded (Hawk 1984a; Parsons site visit 2002).

Although most of the development on N. Market Street occurred in the 19th century, there are a few examples of early 20th century styles. 408-10 N. Market Street, designed in the Art Moderne style, is a (c. 1919-20) two-story, tan brick building with a modillion block cornice and Chicago style windows (Hawk 1984). The buildings formerly located on the adjacent four lots to the north (412, 414, 416, 420 N. Market) were probably demolished during an urban renewal project of the mid-1970s and the vacant lots are now used for parking (Hawk 1984). The remainder of the buildings in the 400 E block are typical three- and four-story Italianate commercial buildings (422, 424, 426 N. Market) (Hawk 1984). Two of them, 422 and 424 N. Market, are presently vacant (Parsons site visit 2002).

Area B. N. Market Street from 5th Street to 7th Street (500 and 600 blocks)

N. Market Street from 5th through 7th streets is within the boundaries of the Old Town Hall Commercial Historic District (500 block), the Market Street Mall City Historic District (500-900 blocks) and the survey area for the Historic Resources of Market Street Multiple Resource Area (MRA)(see Figure 2B). Streetscapes and traffic patterns were updated along N. Market Street between 5th Street and 9th Street in the 1980s. This section of N. Market Street has one-way vehicular traffic. Two-way vehicular traffic is proposed as part of the Market Street Renovation Project in addition to streetscape improvements similar to those already completed in the 900 block of N. Market Street. Potential effects of this undertaking on historic properties are being described in a separate study (Parsons 2003).

Streetscape

South of the intersection of N. Market Street and 5th Street, the street surface abruptly changes from black asphalt to a combination of asphalt and concrete pavers in a decorative pattern. The

street surface south of 5th Street consists of grey concrete pavers. The street edges are paved in a band of tan concrete pavers, three pavers wide. A similar band parallels the south side of 5th Street. The paving of 5th Street is light grey asphalt along its south edge (north of the band of tan pavers), with the center of the street paved with black asphalt. This pattern is repeated in a mirror image on the north half of the intersection.

N. Market Street in the 500 and 600 blocks is paved in grey concrete pavers with a band of tan concrete pavers paralleling the concrete curb (Figure 5). Sidewalks also are composed of the same grey concrete pavers with bands of tan concrete pavers between the sidewalks and the curbs and between the sidewalks and the buildings' front facades. The sidewalk paving is interrupted periodically by a diagonal band of tan concrete pavers. An exception is the north third of the 500 W block to the middle of the 600 W block, with concrete slab sidewalks. Between these sidewalks and the curb are red concrete pavers with tan concrete pavers in diagonal bands at the curb.

Street lamps in the 400 block: double are box-shaped metal and glass fixtures on a black metal, square post. Concrete planters line the 500 and 600 blocks, with simple U-shaped or lipped and banded profiles. Flowering plants, ornamental grasses, and vines fill the large, white-painted planters. Street trees are planted in the usual manner sporadically along both blocks. Pay telephone facilities include a green metal colonial-style box atop a square metal post. Fire hydrants are painted yellow.



Figure 5: Existing Streetscape in the 500 E block of N. Market Street, Facing ESE

A unique feature of the 500 block is a late 20th century, black metal archway extending across the street mid-block (Figure 6). The archway rests on brick pedestals and displays a sign overhead reading "DELAWARE HISTORY CENTER." North of the archway on the east side of the block is one of the oldest buildings in the project area, the Old Town Hall. This building is one of the few in the project area set back from the sidewalk. Granite curbing or a low brick wall and pedestrian entrance separate the sidewalk from the grassy front lawn of the Old Town Hall.

On the west side of N. Market Street, opposite the Old Town Hall, is Willingtown Square. The existing buildings were demolished and four historic buildings were moved here from elsewhere in the city in 1976 to save them from demolition (Historical Society of Delaware 1998).. Only one of the historic buildings borders the Market Street sidewalk, and is oriented with its front entrance accessible from the square and its side elevation parallel to N. Market Street. Between the square and the sidewalk is a black metal fence with decorative top elements painted gold. Two gates in the fence allow pedestrian access from N. Market Street to the courtyard within the square. The courtyard nearest the sidewalk is paved with similar concrete pavers in the southern portion and concrete slabs with machine-made red brick bands in the northern portion.



**Figure 6: Metal Archway in Willingtown Square Area,
500 W block of N. Market St., Facing WNW**

Architectural Overview

500 Block

All of the buildings in the 500 block of N. Market Street are part of the Old Town Hall Commercial Historic District and the Market Street Mall City Historic District. The survey for the Historic Resources of Market Street MRA identified 501, 503, 505, 511-515, 517-523, 500-504, 506-508, 512, and 514 N. Market Street. One of these buildings, the Old Town Hall (512 N. Market), is individually listed in the National Register.

500 Block, West Side of N. Market Street:

The 500 W block consists of eight buildings, four of which are part of Willingtown Square. On the corner of 5th and Market streets is a three-story brick, Romanesque Revival-style bank (501 N. Market). Adjacent on the north is the Robert Porter House (Juanita's Beauty Box: 503 N. Market), a typical mid-19th century brick commercial/residential building. Next door is the limestone Art Deco-style Artisan's Savings Bank (505 N. Market), which is occupied by the Historical Society of Delaware. Willingtown Square (511-515 N. Market) is a collection of four 18th- and early 19th century residences that were moved to the site. The landscaping of the square

is a 20th century interpretation of an 18th century village green; however, the buildings are significant examples of domestic architecture in Wilmington. North of the square is the former Bank of Delaware (517-523 N. Market), a two-story, brownstone building designed in the Romanesque style. The building has been rehabilitated as a charter school. Overall, these buildings preserve a high degree of architectural integrity. They are presently occupied and are being well maintained (Hawk 1984a; Parsons site visit 2002).

500 Block, East Side of N. Market Street:

The 500 E block consists of four mid-19th to early-20th century commercial buildings and one late 18th century government building. On the corner of 5th and N. Market streets is the Queen Theater Building (500-504 N. Market), a large four-story, commercial building with a white terra-cotta façade. The building was originally the Clayton House hotel, built in 1873, and was re-clad in 1915 and made into a theater. Next door is an Art Deco department store (formerly F. W. Woolworth Building) (506-508 N. Market); and adjacent on the north is the individually listed National Register property, Old Town Hall, built in 1798 (512 N. Market). The Mullins Building (514 N. Market) is a four-story, white brick, commercial building with a limestone Art Moderne façade. The building originally had a cast iron façade when it was constructed in 1860; the present façade was added after 1940 and a wing was added in 1917. Although the commercial fronts in the block have been altered at street level, overall these buildings retain a high degree of architectural integrity. They are presently occupied and are being well maintained (Hawk 1984a; Parsons site visit 2002).

600 Block

The 600 block of N. Market Street consists of an assortment of commercial buildings dating from the early to mid-20th century, which have been altered for commercial purposes. Seven buildings were identified as part of the Market Street Multiple Resources Area: 600, 602, 604, 605-609, 606, and 608 N. Market. Of these historic resources, 600, 605, 606 and 608 are individually listed in the National Register of Historic Places.

600 Block, West Side of N. Market Street:

The building on the corner of 6th and Market Streets is a four-story, early-20th century red brick commercial building, currently vacant for renovation. The building next door at 603 N. Market, also vacant; is a three-story brick commercial building with a heavily altered façade. The façade was removed recently to reveal a c. 1930s relief depicting a reclining figure. The Crosby and Hill Building (605 N. Market) is an austere, commercial, brick building with large rectangular transom windows and corbelled brick pilasters. It is individually listed in the NRHP. The Kresge Building (611-615 N. Market) is an example of a mid-20th century department store, with an eclectic façade facing N. Market Street. The building on the corner of 7th and N. Market streets (617-627 N. Market) is a large two-story, mid-20th century brick commercial building (vacant for renovation) (Hawk 1984a).

600 Block, East Side of N. Market Street:

The 600 E block consists of six mixed-used commercial/residential buildings that represent a broad range of styles and periods. The five buildings on the southern half of the block were identified within the Historic Resource of Market Street MRA. The tall Art Deco-style office building housing the Delaware College of Art and Design (formerly the Delmarva Power and Light Building) stands at the corner of 6th and N. Market streets (600 N. Market) and is individually listed in the NRHP. Adjacent to the north at 602 N. Market is a two-bay, two-story

brick, mid-19th century commercial/residential building with a gabled dormer; however the front elevation has been heavily altered with brick facing. 604 N. Market (vacant) is a one-bay, three-story brick Second Empire-style commercial/residential building with alterations at the 1st and 2nd-story. The individually listed NRHP resource, known as the Louis McLane House, is located at 606 N. Market,. The McLane House is ca. 1750 brick residence which has undergone extensive alterations. The presently vacant, late Art Deco-style commercial building at 608 N. Market, known as the Charles Schagrin Building, is a Federal townhouse that was converted to a commercial building. In 1948 the present Art Deco facade was added with additional alterations to the storefront. It is individually listed in the NRHP. The two adjacent lots, 610 and 612 N. Market, are a fenced parking lot. The building at the corner of 7th and N. Market (614-620 N. Market) is a substantial early 20th century commercial/office building with a round corner bay (Hawk 1984a).

Area C. N. Market Street from 7th Street to 9th Street (700 and 800 Blocks)

N. Market Street from 7th through 9th streets was surveyed as part of the Historic Resources of Market Street Multiple Resources Area (MRA). This two block section of N. Market Street is within the local historic district boundaries of the Market Street Mall City Historic District. Streetscapes and traffic patterns were updated along N. Market Street north of 5th Street to 9th Street in the 1980s. This section of N. Market Street became a pedestrian mall with one-way traffic allowed during portions of the day. These patterns still exist, but two-way traffic and the streetscape changes are proposed as part of the Market Street Renovation Project. A Determination of Effects for these blocks is being developed (Parsons 2003).

Streetscape

The south end of the 700 block features the word "SEVENTH" spelled out in black concrete pavers with a background of tan concrete pavers. This lettering appears on the north and south sides of the 7th Street intersection (Figure 7). Seventh Street is paved in light grey asphalt edged with bands of tan and grey concrete pavers on the south side. Concrete barrel-shaped barricades separate the road from the sidewalks of the 700 block, and a movable metal barricade blocks vehicular traffic along the 700 block during portions of the day. This pattern is repeated at the intersections of 8th and N. Market, spelling out "EIGHTH," and 9th and N. Market, spelling out "NINTH." The lettering occurs on the south side of 9th St. only, since the 900 block has recently had its streetscaping upgraded.

N. Market Street in the 700 and 800 blocks is paved in red concrete pavers interrupted periodically by crosswalks of tan concrete pavers edged in a band of slab concrete (Figure 8). Sidewalks are at the same level as the street and are paved with similar red concrete pavers (Figure 9). A flat band of concrete separates the sidewalks from the street, and a narrow strip of slab concrete separates the sidewalks from the buildings' front facades. Outdoor café seating is present in front of some of the restaurants in the 700 and 800 blocks.

Street lamps in the 700 block are a modern style similar to those seen in the 400 through 600 blocks: box-shaped, double metal and glass fixtures on a black metal, square post. However, the lamp at the north end of the 700 block (west side) has a similar style but only a single fixture atop a two-story-tall pole. Street lamp styles change to an antique design in the 800 block: a single, acorn-shaped glass fixture atop a fluted, black metal pole (Figure 8).



Figure 7: Streetscape at South End of 700 W block of N. Market St., Facing NW

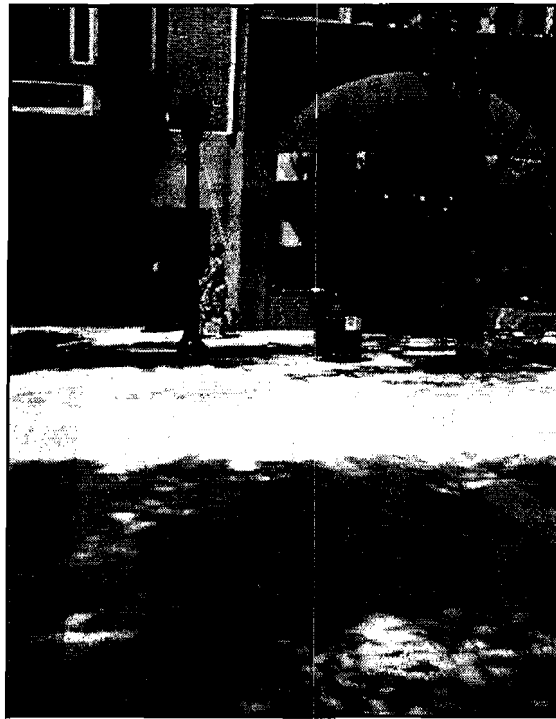


Figure 8: Pedestrian Crosswalk in 800 block of N. Market St., Facing W

Two large, five-sided concrete planters extend from the sidewalk into the street, near the middle of the 700 E and W blocks. The planters are approximately 2 feet tall and serve as a seating area.



Figure 9: Streetscape in the 800 W block of N. Market St., Facing NW



Figure 10: Streetscape in front of the Masonic Hall and Grand Theater (Grand Opera House), 800 E block of N. Market St., Facing SE

A deciduous tree occupies the center of each planter, surrounded by hosta plants. The typical iron grates appear to be missing from the street trees planted in the 700 block, although the

square iron frame remains, surrounded by bands of concrete flush with the surrounding pavement. The iron grates are present surrounding the street trees in the 800 block, surrounded by the concrete band forming a square flush with the grate. No large planter/benches appear in the 800 block.

Pay telephone facilities in the 700 block include a green and white metal oval atop an oval concrete base near the street, with a black metal phone box nearby, attached to a smooth metal lamp pole with a green metal base.

Unique features of the streetscape are bollards and display facilities erected in front of the Opera House in the 800 E block (Figure 10). The pair of showcases is beige metal with a gold and beige pedimented roof and contains posters advertising upcoming events. The four bollards are the black metal style proposed for this project.

700 Block

Six (6) buildings in the 700 block of N. Market Street were identified in the Historic Resources of Market Street MRA: 700-702, 703, 709, 710, 712, 718-720 N. Market. Of these resources, four (4) are individually listed in the NRHP. 704-706 N. Market Street, although not specifically mentioned, was part of the MRA survey area (Delaware SHPO 2003). There have been some instances of infill buildings constructed in the 700 block, but overall a majority of the buildings are historic and intact.

700 Block, East Side of N. Market Street:

The Max Keil Building (700-702 N. Market), originally a four-story Italianate commercial building, was altered in 1938 with the introduction of an Art Moderne façade and storefront. This building has been individually listed in the NRHP. The Braunstein's Building (704-706 N. Market) incorporates two, four-story buildings which were constructed during the late 19th century and unified during the first two decades of the 20th century. The building is individually listed in the NRHP. 708 N. Market Street is a four-story, three-bays-wide commercial building clad in concrete. It is unclear if this building is a late 20th century infill or if the cladding encases a late 19th century, four-story building. The Robelen Piano Company Building (710 N. Market Street) was originally constructed in 1892, but was altered after 1900 with the introduction of the copper, projecting bay at the second and third stories. The word "Music" is embossed in the center panel between the upper stories. A second Max Keil Building, located at 712 N. Market, is late 19th century, three-story building which was altered in 1938 to be presented as a single-bay Art Deco commercial building. The façade is clad in pink terra cotta tiles and a large glass-block window dominates the center of the upper stories. This building is individually listed in the NRHP. 716 N. Market is a three-story, one-bay, early 20th century brick commercial building with a front-gable roof. The storefront is not original and the second story has been obscured by concrete paneling. The ribbon of 1/1 double-hung windows with the original stone surround and the brick laid in Flemish bond are intact at the third story. The Elwood Garrett Building (718-720 N. Market) is a three-story, three-bays-wide, mid to late-19th century commercial building designed in the Italianate style. 722-724 N. Market, Breuer Building, is a three-story, two-bays-wide, red brick commercial building constructed ca. 1920. 726 N. Market is a three-story, two-bays wide commercial building constructed during the 19th century with the application of a new façade during the second half of the 20th century. A narrow three-story, one-bay stuccoed commercial building at 728 N. Market was constructed between 1901 and 1915. The first story has been substantially altered with the removal of its original archway and the bay windows at

the second and third story have been removed. At the north end of the block, 730 N. Market is a four-story, three-bays-wide, mid-19th century Italianate brick commercial building featuring brick quoins and decorative brick bands. The first story has undergone extensive alterations and has been clad in non-original, red brick.

700 Block, West Side of N. Market Street:

701 N. Market Street is a two-story, one-bay commercial building that was constructed in the late 1940s-1951. The storefront is a late 20th century alteration and a single bay metal window pierces the second story. The Reynold's Candy Company Building (703 N. Market) is a three-story (four-story) commercial building constructed in the late 1920s and originally designed for use as a candy manufacturing building. This building is individually listed in the NRHP. 705-707 N. Market Street is a two-story, four-bays-wide cultural arts center. Originally constructed for the W.T. Grant Company between 1901 and 1927, the building has been drastically altered with the application of a new façade for the Christina Cultural Arts Center in the early 1990s. The Henry Townsend Building (709 N. Market) is a four-story building designed in the Beaux-Arts style and constructed as a commercial/apartment building in 1913. This building is individually listed in the NRHP. 711-713 N. Market Street was previously identified, but no information on these resources was located in the Delaware SHPO's files. 711 N. Market Street is an intact example of an early 20th century commercial building. Although the first story has been altered, the center bay windows at the second and third stories have remained intact. 713 N. Market Street is a contemporary of 711 N. Market Street and has remained relatively intact with the exception of alterations to the storefront. The bay windows at the second and third stories are intact. 715-717 N. Market Street was previously identified, but no information on these resources was located in the Delaware SHPO's files. 715 N. Market Street is a late 19th century commercial building that has been severely altered with the introduction of a modern storefront and the cladding of the upper stories by six large concrete panels. There are no window openings at the upper story. 717 N. Market Street has also undergone extensive alterations with the introduction of a modern storefront, the removal of the original bay window at the second story and the removal of the original bracketed cornice. 719 N. Market Street is a three-story, one-bay brick commercial building that, despite alterations to the first and second stories, retains its original Italian Renaissance detail at the upper story. 721 N. Market Street is a three-and-a-half story, one-bay commercial building constructed during the first half of the 19th century. This building has undergone severe alterations with extensive modifications to the first story storefront, the cladding of the upper stories with tiling and the sealing of the dormer. These alterations date from the second half of the 20th century. 723-725 N. Market Street is two-story, two-bays-wide commercial building constructed during the second half of the 20th century. 727 is a late 20th century office building clad in brick with a glass curtain wall at the corner. This building replaced the Union National Bank Building, a two-story, one-bay building constructed in 1908.

800 Block

There are five (5) buildings in the 800 block of N. Market Street that were identified as part of the Historic Resources of Market Street MRA: 800, 806-810, 811, 836-838, and 839-847. 806-810 N. Market Street, formerly the Aldine Theater, has been demolished as part of a large addition to the Masonic Hall and Grand Theater (Grand Opera House). The Masonic Hall and Grand Theater (Grand Opera House), at 818 N. Market Street, was individually listed in the NRHP in 1972.

800 Block, East Side of North Market Street:

The Govatos'/McVey Building (800 N. Market Street) is a three-story, one-bay commercial building constructed in 1895. The first story has been altered with the introduction of scored stucco facing. The original copper projecting bay with 30/1 and 40/1 double hung sash windows has been retained at the second and third stories. This building is individually listed in the NRHP. 802-804 N. Market Street are late 19th century three-story commercial buildings which have undergone a number of changes to the façades. Although there have been alterations, particularly the window openings and configuration at the second and third stories, the buildings have retained their basic form and function. Historic photographs reveal that between ca. 1910 and the 1920s, the storefronts were unified and bay windows were introduced at the second and third stories. These buildings provide an excellent snapshot of the evolution of commercial buildings within this area of Market Street throughout the 20th century. The original Aldine Theater at 806-810 N. Market has been demolished and the new building has been incorporated into the larger Grand Opera House complex. 812 N. Market Street was constructed during the last decades of the 20th century connecting the Grand Opera House to the north and the Giacco Building (former location of Aldine Theater) to the south. The Masonic Hall and Grand Theater (Grand Opera House), an individually listed NRHP resource located at 818 N. Market, is an elaborate Second Empire-style clubhouse and theater built in 1871 by Charles L. Carson. 824 N. Market Street is a late 20th century office building. The Wilmington Savings Fund Society building (836-838 N. Market) is a Neoclassical designed limestone bank built in 1920 by the New York architectural firm, the Hoggson Brothers (Hawk 1984a; Parsons site visit 2002). This building is individually listed in the NRHP.

800 Block, West Side of North Market Street:

The Kresge Building at the corner of 8th and N. Market streets (801-809 N. Market) is a two-story, five-bays-wide commercial building constructed in the early 1920s. Although the building has undergone some alterations with the infilling of the storefront openings at the first story and the replacement of the original windows with glass block at the second story, the building retains its brick detailing and the "Kresge BLDG" stone panel above the second story at the center bay. The Frank Dure Building (811 N. Market) is four-story, three-bays-wide commercial/apartment/office building designed in the Beaux Arts style and constructed in 1913. The first story has been substantially altered with a late 20th century storefront. 813 N. Market Street is an early 20th century commercial building which has undergone extensive alterations to the façade during the second half of the 20th century. Historic photographs and fire insurance maps reveals that 813 N. Market Street was a three-and-a-half story, three-bays-wide commercial building designed in the Italianate style. 815 N. Market Street is a four-story, one-bay commercial building constructed ca. 1900 and designed in the Tudor Revival style. Although the original storefront at the first story and the bay window at the second story have been removed, the building retains its parapeted gable, stone detailing and brick work at the third and fourth stories. 817, and 821 N. Market Street are infill commercial buildings dating from the second half of the 20th century. The lots for 817 and 821 N. Market Street were originally occupied by the Hotel Wilmington. 823 N. Market is a three-story, one bay commercial building constructed during the first two decades of the 20th century. 825 N. Market Street was constructed during the first half of the 20th century and had been connected to its neighbor, 823 N. Market Street, through openings in the party wall between 1927 and 1951. A modern storefront has altered the original first story design and a fourth story was constructed during the second half of the 20th century. The building has retained its bay windows at the second and third stories. 827 N. Market is a three-story building with extensive alterations to the first story storefront which incorporates the

one-story commercial building to the north. It has retained the bay windows at the upper stories. The storefront alterations at 829 N. Market Street have compromised the integrity of the one-story building. It is unclear if this is the original building dating from the early 20th century or a late 20th century infill. 831 N. Market is a four-story, three-bays-wide commercial building constructed in the early 20th century. Although the original first-story storefront has been replaced, the building retains its detailing at the upper stories. The Farmers Mutual Fire Insurance Building at 833 N. Market is a notable early 20th century Classical Revival commercial building featuring terra-cotta cladding with continuous vertical swirl detailing at the center bay, stone cladding with fluted pilasters, and a medallion depicting a soldier. The three-story, two bays-wide commercial building at 835 N. Market appears to have been constructed during the early decades of the 20th century. The former Kent Hotel and Restaurant building at 837 N. Market is a four-story, three bays-wide commercial building with Classical Revival detailing at the upper stories. The former F.W. Woolworth Company Building at 839-847 N. Market is a two-story, seven -bays-wide Art Deco commercial building that was constructed in 1940. This building is individually listed in the NRHP.

Area D. N. Market Street from 11th Street to 15th Street (1100 - 1400 blocks)

This portion of the study area has seen the most recent construction and contains the majority of the high-rise buildings in the study area. Most of the blocks of N. Market St. between 11th and 15th St. are not within a National Register Historic District (see Figures 2C and 2D). However, the original portion of the lone building on the east side of the 1100 block, the Old Post Office, is part of the Rodney Square National Register Historic District. This district is eligible for the National Register but has not been listed due to owner objections. Two buildings in Area D have been recommended eligible for the National Register and the SHPO has concurred (First and Central Presbyterian Church and the Merrick House). Two additional buildings immediately north of Area D were designated as potentially eligible on a map of the Central Analysis Area (CAA) at the Delaware SHPO but have not been formally inventoried or evaluated (4 E. 15th Street and 6 E. 15th Street). Five additional buildings in Area D are more than fifty years old but have not been formally evaluated for NRHP eligibility (1208-1210, 1212, 1214, 1216-1218, and 1400 N. Market Street) (see Figures 2C and 2D).

Streetscape

Street paving is mainly light grey asphalt in the 1100 through 1400 blocks of N. Market St., with concrete or grey granite curbs. The intersection of 13th Street and N. Market St. is paved with red concrete pavers containing bands of tan concrete pavers (Figure 11). Sidewalks are typically concrete slabs with a few exceptions. Sidewalks are red brick in front of the First and Central Presbyterian Church in the 1100 W block and law offices in the 1200 E block. A band of red brick runs parallel to the road with concrete slab sidewalks to either side, in the 1300 E block. The brick bands also turn at right angles to surround the tree grates. The 1300 W and 1400 W blocks have red brick-paved sidewalks in a herringbone pattern, with bands of bricks surrounding tree grates. The brick in these two W blocks is machine-made, but has a pitted surface, perhaps to increase foot traction on slippery surfaces.

Street lamps along most of the blocks in this area are antique style, with a single acorn fixture of black metal and glass atop a fluted, black metal pole. The 1100 W block features modern street lamps with a single fixture on a gooseneck arm attached to a galvanized metal pole.

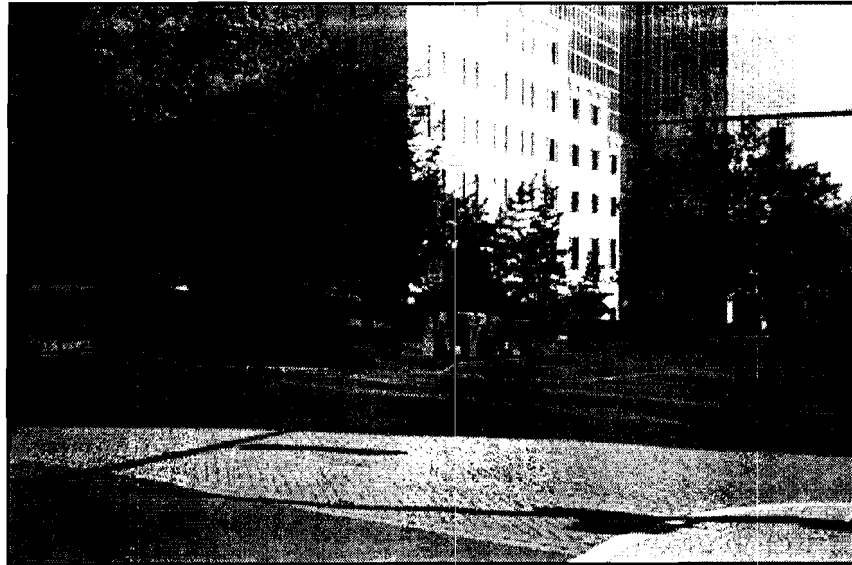


Figure 11: Streetscape at the Intersection of 13th and North Market Streets, Facing NW

Square cast iron grates in these blocks typically surround street trees. However, the street trees in the 1200 W block are paired within oval-shaped raised beds edged in granite blocks (Figure 12). An antique style street lamp is centered on each of the six oval beds on this block. There are no street trees along the 1400 W block. Fire hydrants are painted yellow.

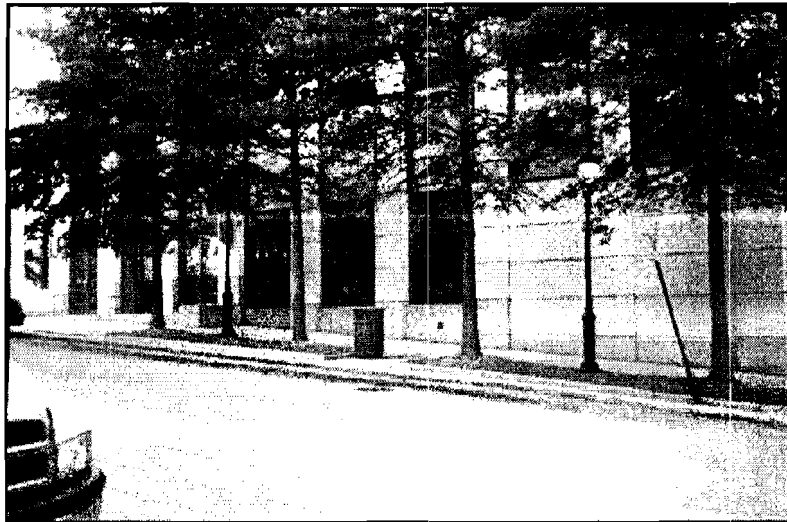


Figure 12: Streetscape in the 1200 W Block of N. Market St., Facing WSW

Architectural Overview

1100 Block

The Rodney Square Historic District boundary extends incorporate the 1100 block (east side) of N. Market Street to include the Post Office, Court, and Custom House. Two historic buildings

and a non-historic building are located across N. Market Street. The massing of the building in the 1100 block of N. Market Street (east and west sides) contrasts with the smaller scale of the buildings found south of 9th Street.

1100 Block, West Side of N. Market Street:

Two resources on this block, the Merrick House and the First and Central Presbyterian Church, have been recommended eligible for the National Register and the Delaware SHPO has concurred. . An early-20th century example of the Georgian Revival-style, the First and Central Presbyterian Church is situated on the corner of 11th and Market at 1101 N. Market. The front steps of the church and the brick wall surrounding the property are immediately bounded by the public sidewalk. This property was recently evaluated by the Department of Planning (July 2002) and recommended as eligible for inclusion in the National Register under Criteria A and C. Confirmation of the recommendation by the Delaware SHPO has been received (see Figure 2C). The Merrick House (1103 N. Market) is a Renaissance Revival-style residence built in 1865 of bearing-wall masonry construction featuring classical brownstone detailing. The Merrick House has been recommended eligible for the National Register by the Department of Planning under Criteria A and C; the Delaware SHPO concurred in 1984. It is situated to the north of the church on a landscaped lot that is bordered by a pink cast-concrete, stylized classical balustrade along the front of the property. A late-20th century concrete skyscraper with mirrored-glass strip windows stands at the corner of 12th and N. Market (1105 N. Market). The building was designed by noted architect I.M. Pei.

1100 Block, East Side of N. Market Street:

One resource within the boundary of the Rodney Square Historic District is situated on the east side of the 1100 block of N. Market Street, the U.S. Post Office, which is listed on the National Register as an individual property. The Classical Revival-style U.S. Post Office at 11th and Market streets (1100 N. Market) was built of brick with stone trim in 1937 by Irwin & Leighton, architects (Delaware State Historic Preservation Office 1998: 237). The Wilmington Trust Center is a contemporary skyscraper set back behind the U.S. Post Office that surrounds the older building and occupies the entire remainder of the block (Parsons site visit 2002).

1200 Block

The 1200 block of N. Market Street is representative of the evolution and the contrast of the architectural development of N. Market Street over the past two centuries.

1200 Block, West Side of N. Market Street:

The entire 1200 W block is occupied by a late-20th century skyscraper (formerly Manufacturers Hanover Plaza, now Chase Manhattan Centre) with setbacks that is 20 stories tall with a parking garage in the lower level. The building was probably built in the second half of the 20th century and features wall pilasters with cast-concrete detailing

1200 Block, East Side of N. Market Street:

A fenced parking lot is located at the corner of 12th and N. Market streets (1200-1206 N. Market). Immediately north of the parking lot is the brick Second Empire-style Downtown Brewing Pub (1208-1210 N. Market) that appears to be two buildings with a walkway in between. The row of similar late 19th century, Second Empire-style, three-story buildings continues to the north and includes 1212 N. Market (New York Cleaners) and 1216-1218 N. Market (law offices with a

front brick patio). Each of these buildings appears to be over fifty years of age but has not been inventoried or formally evaluated for National Register significance (see Figure 2C). The north end of the block, 1220 N. Market, is occupied by a contemporary ten-story office building occupied by T. D. Waterhouse Investor Services (Parsons site visit 2002). The building was constructed in 1984 (Goodwin et al. 1986:np).

1300 Block

A potentially eligible building at 1300 N. Market is recorded in the Delaware SHPO's office. However, visual evidence indicates the building was recently demolished and replaced with a tall contemporary office building. This is confirmed by the architectural drawings on file at the Delaware Public Archives which document that recent modifications were made on the site for the construction of the Beneficial National Bank in 1991 (Parsons site visit 2002; Delaware Public Archives, Architectural Drawing Files: Series 5100.172, Box 174).

1300 Block, West Side of N. Market Street:

The entire west side of the 1300 block is occupied by one substantial, 16-story, concrete and glass office building constructed in the late-20th century. The entrance plaza for 1313 N. Market is located at the southwest corner of the building.

1300 Block, East Side of N. Market Street:

1300 N. Market is a tall contemporary office building on the southern half of the block. The northern half of the block (1320 N. Market) is occupied by the Kirkwood Fitness and Racquet Club and a daycare center, probably built in the 1970s. Set back immediately behind the club is a six-level brick parking structure.

1400 Block

The 1400 block of N. Market Street retains isolated examples of architectural resources from the early years of the 20th century.

1400 Block, West Side of N. Market Street:

This block is a pedestrian mall where 14th Street used to be and a park to the north: the H. Fletcher Brown State Park.

1400 Block, East Side of N. Market Street:

One potentially eligible building, 1400 N. Market, is an early 20th century Tudor Revival-style brick apartment building with Tudor stone detailing that was converted to commercial use in the latter half of the 20th century. This building has not been formally evaluated for National Register significance. The triangular lot adjacent on the north, 1402 N. Market, is occupied by the two-story brick New Mt. Olive Baptist Church. Two potentially eligible buildings border the north end of the study area, where N. Market Street becomes E. 15th Street. Four E. 15th Street is a two-story dwelling converted into a restaurant; the building is vacant and boarded up. Six E. 15th Street is a three-story building which is currently being used as a restaurant. No formal inventory of these two buildings was found at the Delaware SHPO.